



County of Los Angeles
CHIEF ADMINISTRATIVE OFFICE

713 KENNETH HAHN HALL OF ADMINISTRATION • LOS ANGELES, CALIFORNIA 90012
(213) 974-1101
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DAVID E. JANSSEN
Chief Administrative Officer

Board of Supervisors
GLORIA MOLINA
First District

YVONNE B. BURKE
Second District

ZEV YAROSLAVSKY
Third District

DON KNABE
Fourth District

MICHAEL D. ANTONOVICH
Fifth District

November 8, 2005

The Honorable Board of Supervisors
County of Los Angeles
383 Kenneth Hahn Hall of Administration
500 West Temple Street
Los Angeles, CA 90012

Dear Supervisors:

**APPROVE APPROPRIATION ADJUSTMENT FOR THE
PLAZA DE CULTURA Y ARTE PROJECT
(FIRST DISTRICT) (3 VOTES)**

IT IS RECOMMENDED THAT YOUR BOARD:

1. Approve a revised transfer amount of funds from La Plaza de Cultura y Artes Foundation of \$2,177,000 for the Plaza de Cultura y Arte Shell and Core Project (CP No. 77365).
2. Approve the \$5,000,000 appropriation adjustment to utilize Project and Facility Development funds and reduce the La Plaza de Cultura y Artes Foundation original financial commitment to the Plaza de Cultura y Arte Project (CP No. 77395).

PURPOSE/JUSTIFICATION OF RECOMMENDED ACTION

Approval of the recommended actions will revise the funding sources for the Plaza de Cultura y Arte Shell and Core Project in the 2005-06 Capital Projects/Refurbishments Budget with no net change in appropriation for the project.

On September 14, 2004, your Board approved the Plaza de Cultura y Arte Shell and Core Project in the amount of \$16,511,000 and related transactions to be funded by \$7,177,000 from the La Plaza de Cultura y Arte Foundation (Foundation), \$7,000,000 from the First District Capital Project allocation, and \$2,334,000 Proposition 40 grant. In

Honorable Board of Supervisors
November 8, 2005
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addition, the 2005-06 Final County Budget included an allocation of \$5,000,000 for the Foundation as a cultural institution to utilize for tenant improvements and/or operations as the Foundation Board authorizes.

The Foundation has now requested to reduce its original financial commitment to the Project by \$5,000,000 (the original commitment of \$7,177,000 would be reduced to \$2,177,000). Both the Foundation and the County mutually agree to redirect the County's 2005-06 Final Budget allocation of \$5,000,000 to replace the Foundation's original commitment in order to ensure the successful completion of the Shell and Core Project.

The Shell and Core Project is being accomplished through a joint effort between the Foundation and the County. The Foundation and County have entered into an architectural/engineering agreement with Fields Devereaux Architects & Engineers to prepare plans and specifications for the rehabilitation and adaptive reuse of the Shell and Core of the Plaza house and Vickrey-Brunswig Building. It is anticipated that the plans and specifications, as well as all other agreed to requirements will be completed in May 2006 with rehabilitation anticipated to begin in June 2006. The Foundation will retain responsibility for final tenant improvements in the Plaza House and Vickrey-Brunswig Buildings as well as all aspects of the new construction.

Approval of the recommended actions will allow the entire funding for the Shell and Core Project to be received and appropriated in the 2005-06 Capital Project Budget.

Implementation of Strategic Plan Goals

The recommended actions will support the County's Strategic Plan Goal of Fiscal Responsibility by supporting activities related to the investment in public infrastructure.

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FISCAL IMPACT/FINANCING

Total rehabilitation costs for the Plaza House and Vickrey-Brunswick Building were estimated at \$21,311,000 million, including \$16,511,000 million for the shell and core work and \$4,800,000 million for final tenant improvements.

Funding in the amount of \$16,511,000 million for the rehabilitation of the shell and core in the Plaza House and Vickrey-Brunswick Building was previously identified as a transfer of \$7,000,000 million in First District Discretionary Funds from the Project and Facility Development budget, a transfer of \$7,177,000 million from the Foundation, and the award of \$2,334,000 million in grant funding specifically allocated under Proposition 40 for the rehabilitation of historic structures at El Pueblo.

The Foundation has now requested that the \$7,177,000 million be reduced by \$5,000,000 million to \$2,177,000 million and that the \$5,000,000 million allocated to the Foundation in the 2005-06 Final Budget as a cultural institution be substituted.

CONTRACTING PROCESS

Not applicable.

IMPACT ON CURRENT SERVICES

Not applicable.

ENVIRONMENTAL IMPACT REPORT

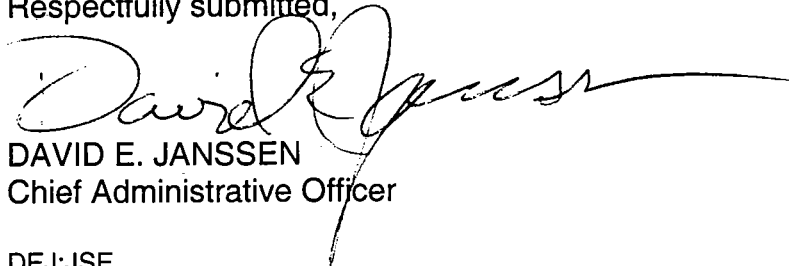
Your Board certified an Environmental Impact Report for this project on September 14, 2004. The recommended action does not result in any environmental impacts that are not assessed in that EIR.

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CONCLUSION

It is requested that the Executive Officer-Clerk of the Board return conformed copies of the Boards actions to the Capital Projects Division of the Chief Administrative Office.

Respectfully submitted,

A handwritten signature in black ink, appearing to read "David E. Janssen", with a long horizontal flourish extending to the right.

DAVID E. JANSSEN
Chief Administrative Officer

DEJ:JSE
DKM:mdc

Attachments (1)

c: Auditor-Controller
County Counsel
La Plaza de Cultura y Artes Foundation

COUNTY OF LOS ANGELES
REQUEST FOR APPROPRIATION ADJUSTMENT
DEPT'S. No. 060
DEPARTMENT OF CHIEF ADMINISTRATIVE OFFICE 10-25-05 X9

AUDITOR-CONTROLLER.

THE FOLLOWING APPROPRIATION ADJUSTMENT IS DEEMED NECESSARY BY THIS DEPARTMENT. WILL YOU PLEASE REPORT AS TO ACCOUNTING AND AVAILABLE BALANCES AND FORWARD TO THE CHIEF ADMINISTRATIVE OFFICER FOR HIS RECOMMENDATION OR ACTION.

ADJUSTMENT REQUESTED AND REASONS THEREFOR

FISCAL YEAR 2005-06

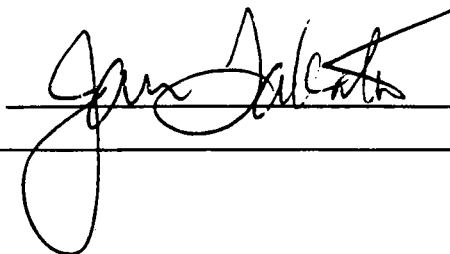
3-votes

SEE ATTACHED

JUSTIFICATION:

The appropriation adjustment is necessary to reallocate appropriation and funding at the request of the La Plaza de Cultura y Artes Foundation for the Plaza de Cultura y Arte Shell and Core Project.

CHIEF ADMINISTRATIVE OFFICER'S REPORT

REFERRED TO THE CHIEF
ADMINISTRATIVE OFFICER FOR—

ACTION

✓

RECOMMENDATION

APPROVED AS REQUESTED

AS REVISED

OCT 27

2005
19
CHIEF ADMINISTRATIVE OFFICERAPPROVED (AS REVISED):
BOARD OF SUPERVISORS

19

BY

DEPUTY COUNTY CLERK

AUDITOR-CONTROLLER BY

BY



No. 176

OCT. 25, 2005

SEND 6 COPIES TO THE AUDITOR-CONTROLLER

APPROPRIATION ADJUSTMENT

3 - VOTES

FY 2005-06

FINANCIAL SOURCES

Project and Facility Development Fund
Other Charges
A01 – PF – 10190 - 5500
\$ 5,000,000 Decrease Appropriation

FINANCIAL USES

Capital Projects/Refurbishments
El Pueblo (Plaza Shell and Core) Project
Other Miscellaneous/CP
A01 – CP – 77365 - 9923
\$ 5,000,000 Decrease Revenue

JUSTIFICATION:

The appropriation adjustment is necessary to reallocate appropriation and funding at the request of the La Plaza de Cultura y Artes Foundation for the Plaza de Cultura y Arte Shell and Core Project.

Mike Jung

BA# 176

OCT. 25, 2005